

Capital Planning Committee

Meeting Minutes

January 14, 2015

In attendance were:

Steve Andrew*
Charles Foskett
Diane Johnson
Anthony Lionetta
Eve Margolis
Mike Morse*
Brian Rehrig
Barbara Thornton
Richard Viscay (partial) **

* Denotes those not in attendance

** Rendered votes prior to departing

- **Meeting Opened:** CPC members were provided with an updated copy of the Capital Plan and related spreadsheets. Plan is balanced and within the 5% guideline. A key reason for this meeting was to review certain Special TM Town Meeting Warrants (January 25) that require CPC approval or support. Also, the minutes of the December 17, 2015 meeting were reviewed and accepted.
- **Arlington Rebuild:** Brian Rehrig presented information relative to the financing of the Stratton School project. Stratton is the last of the four schools to be addressed under this 2000 debt exclusion for School Renovations. The analysis demonstrates the dispersion of funds and adjustments due to inflation based on an initial value of \$34 million. The findings, given the above, and along with MSBA participation, the use of non-exempt town funds, and contributions from asset sales, are that the resulting actual tax burden is comparable to the originally projected tax burden (in the range \$15 million). This information will be presented to the DOR for its acceptance of Arlington's proposal to use available balances in the debt exclusion vote for Stratton.
- **CPC Communication with Department Heads:** There was discussion about how and if CPC Subcommittees should communicate back to their departments after CPC discussions and debate. While informal follow up communications by CPC subcommittee are not prohibited, the official determination and communication is by the Town Manager's office. Also, it was stated that Department Heads should not automatically assume that their requests will be approved.
- **Town Warrant Articles – Stratton.**
 - **Article 2-Modulars:** The cost of modular classrooms is now at \$3,300,000. This is up an additional \$300k over previous estimates and increases from the original \$500k. This is for a one year lease of temporary facilities to allow for the renovation of Stratton in one phase. The cost includes the preparation of the site, construction and delivery of the units, facilities, utility connections,

maintenance, removal and restoration of the site. **The CPC voted unanimously to support up to \$3,300,000 for the above.**

- **Article 3 Stratton School Renovations.** The CPC voted unanimously to support up to \$10,972,734 in bonding for the Stratton School. This vote is based on the use of Non –exempt funds including the sale of the DAV in the amount up to \$5,025,940 and up to \$5,946,794 in exempt funds (from the 2000 debt exclusion).
- **Town Warrant Article – East Arlington Schools.**
 - **Article 4-Modulars:** The School Capacity Expansion Committee is recommending the use of two temporary modular classrooms at Thompson for 3 years starting in the 2016/2017 school year. There was discussion about the merits of this proposal, whether the Town should instead put a new addition on Thompson or consider other options such as putting the modular at Hardy to allow for options to remain open at Thompson. **The CPC voted 6 to 1 to support the use of up to \$600,000 for two modular classrooms at Thompson for three years beginning in the 2016/2017 school year based on the transfer/use of excess existing funds from the Community Safety Building as the source of these funds.**
- **Town Warrant Article – Minuteman High School**
 - **Article 6- MMA Funding: the CPC voted 6 to 1 to support bonding for MM based on the following conditions:**
 - 1) New Regional Agreement is passed by all member towns, and
 - 2) Arlington Board of Selectmen vote in favor of the MM School Project, and
 - 3) Arlington BoS authorizes a Debt Exclusion referendum that is successfully held and which excludes Arlington’s MM project cost prior to the deadline for Arlington’s veto of the MM project bond authorization.

If a successful Debt Exclusion referendum is not passed prior to the deadline, then the CPC recommends a negative vote for the MM authorization.
 - **Articles 7 and 8 – Regional Agreement.** The CPC voted unanimously yes to accept these articles.
- **Final Warrant Language**

The CPC voted unanimously to allow CPC’s leadership working with Town officials to craft the final language of all of the above articles and conditions in accordance **with** the advice of Town Counsel, Town Management, Bond Counsel and FinCom and any changes in the amounts which represent updates or corrections which do not materially change the intent of the CPC.

Adjournment